



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	578	100	
BAS	588	100	
BAS	900	100	
BAS	1,380	100	
BAS	1,500	100	
CAN	940	30	
FST	252	50	
FST	442	50	
TOTALS	6,580		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3800	04	5,575	78.0932	52.32	291,684	1989	1989	0	0	50.00	50.00

1 SHOP NBHD		0%	-	0	Heated Area: 4946		HX Base Yr				
-------------	--	----	---	---	-------------------	--	------------	--	--	--	--

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION BY				VALUATION SUMMARY	
Tax Group: 1				Tax Dist:	
BUILDING MARKET VALUE				145,842	
TOTAL MARKET OB/XF VALUE				6,967	
TOTAL LAND VALUE - MARKET				28,125	
TOTAL MARKET VALUE				180,934	
SOH/AGL Deduction				0	
ASSESSED VALUE				180,934	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				180,934	
TOTAL JUST VALUE				180,934	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				174,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17	MAINT/ALTR	175	01/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/0910	9/15/1992	CT	U	I	11	125,000

GRANTOR: LAKE CITY PROPERTIES
GRANTEE: SUWANNEE INVESTMENT

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	5,184.00	UT	0.90	0.90	100	0
2	0258	PATIO	0	0	13	767.00	UT	3.00	3.00	100	0

618 S MARION AVE, LAKE CITY		BLD DATE	LGL DATE
		XF DATE	LAND DATE
		INC DATE	AG DATE

TOTAL OB/XF												6,967			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	1600	C	SH CTR COM	0		*CG	100.00	125.00	12,500.00	SF					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= N11 W25 S60 BAS= N60 W15 S60 BAS= N42 W14 FST= N18 E14 S18 W14\$ S42 BAS= N60W23 S60 BAS= N34 W17 FST= N26 E17 S26 W17\$ S34 E17\$ E23\$E14\$ E15\$ E25 CAN= W94 S10 E94 N10\$ N49\$.											

LAND DESCRIPTION												TOTAL OB/XF				6,967			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	1600	C	SH CTR COM	0		*CG	100.00	125.00	12,500.00	SF									